TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

3 PROJECT DESCRIPTION

INTRODUCTION

This section describes the project and the alternatives to the project. The project is described based on information obtained from the project applicant, the City of Lodi, San Joaquin County, and surrounding land uses in the form of site plans, building elevations, and written descriptions of project activities.

The alternatives were developed to satisfy the requirements of CEQA and the CEQA guidelines. Section 15126 of the CEQA guidelines requires and EIR to "describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." A "No Project" alternative should be included and should describe the impacts associated with existing conditions, as well as impacts that would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The alternatives analyzed in this EIR include the No Project alternative, the Sports Use Only alternative, and an alternate site.

The Project and three alternatives are being considered:

Project
1. No Project
2. Alternate Site
3. Sports Use Only

PROJECT

Project Location

The 400-acre project site is located seven miles west of central Lodi between Thornton Road and I-5, two miles south of Highway 12, and two miles north of Eight Mile Road, as shown on Figures 3-1 and 3-2. Adjacent to I-5, the 400-acre site is a portion of approximately 1,000 acres owned by the City of Lodi that span both sides of I-5. This 1,000 acres owned by the City is a noncontiguous incorporation that is used in conjunction with the City's White Slough Water Pollution Control Facility and is currently leased for agricultural purposes. Facilities surrounding the site include: the City's White Slough Facility and Delta farmland to the west; agricultural and residential areas to the east; residential and commercial developments in the City of Stockton approximately two miles to the south; and Flag City, a freeway commercial area consisting of restaurants, truck stops, and gas stations, two miles to the north.

FIGURE 3-1 - VICINITY MAP

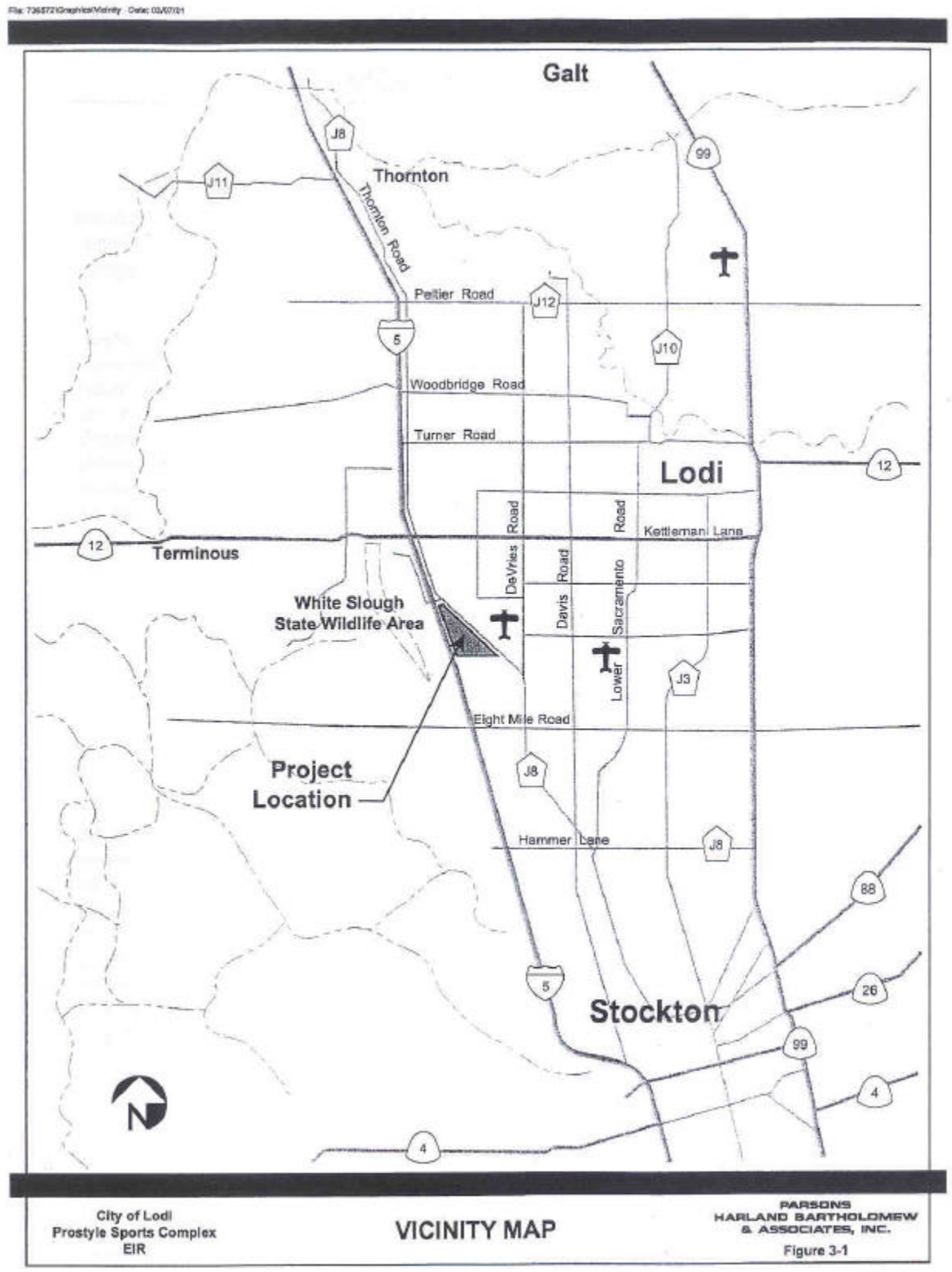
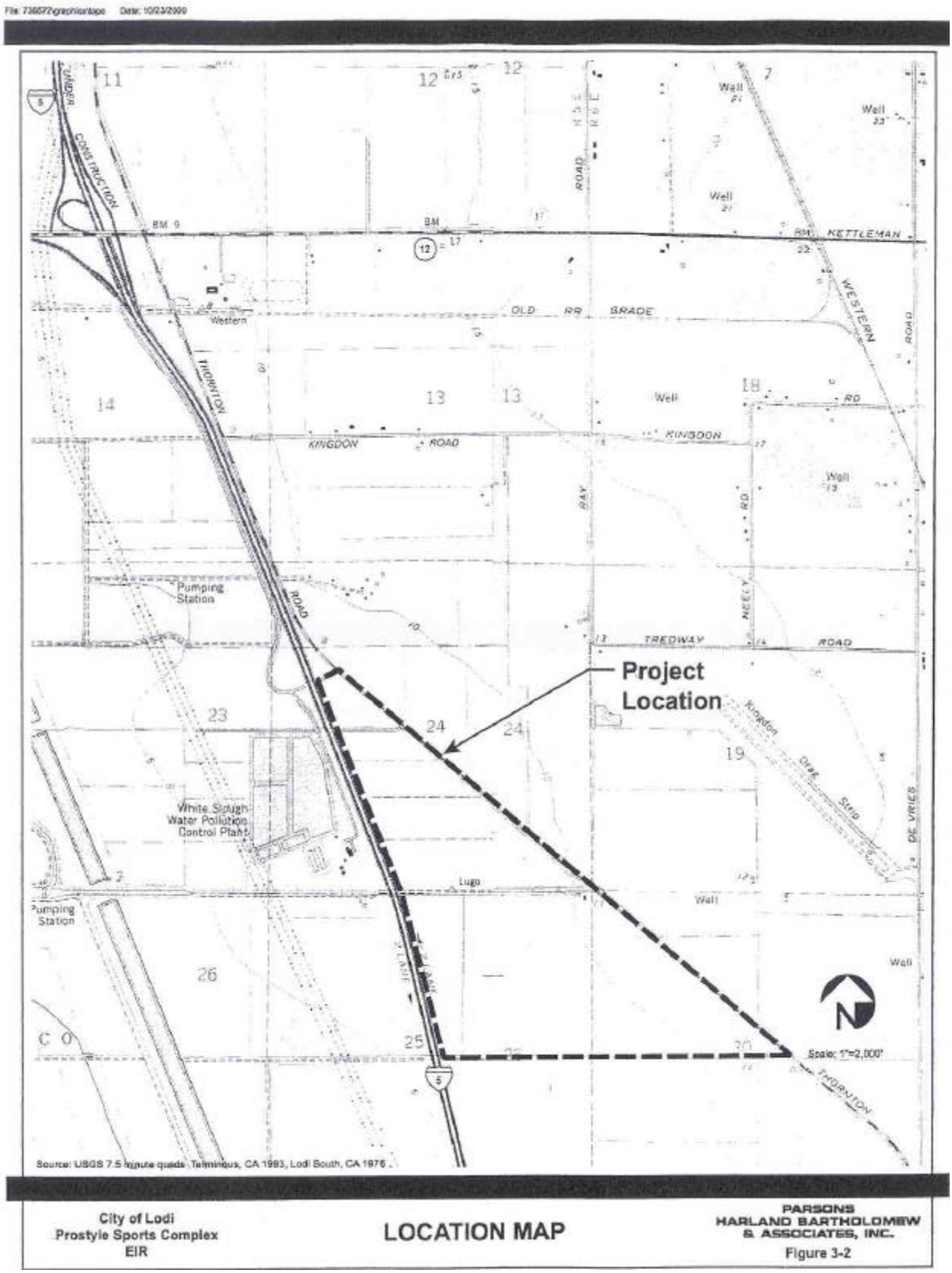


FIGURE 3-2 - LOCATION MAP



DESCRIPTION OF PROJECT COMPONENTS

The ProStyle Sports Complex includes the following elements as depicted on Figure 3-4:

- Approximately 60 ball fields for soccer, baseball, softball, and football, with some stadium seating;
- an indoor sports complex and training center (Field House);
- outdoor courts for basketball, volleyball, and tennis;
- an aquatic center with lap and diving pools;
- medical and administrative offices;
- a conference center;
- a hotel with 600 guest rooms, conference rooms, pool, and tennis courts;
- a dormitory with 200 rooms;
- retail shopping and restaurants;
- two indoor ice rinks; and
- an RV park with campground.

Project construction would require the conversion of lands now leased as farmland. Table 3-1 lists the project components.

Table 3-1

Description of Project Components

Use	Size (sq. ft.)	Seating Capacity	Accommodations
Field House	175,000	5,000 - 6,000	Two synthetic surface football fields; can accommodate baseball/softball and soccer games, championship playoffs; 120-yard retractable (to allow for volleyball) astroturf surface for indoor football, soccer, baseball, and softball events; portable batting cages and golf equipment; restrooms; concession facilities.
Central Stadium	120,000	4,000	Outdoor football/soccer field and all-weather track with storage underneath the bleachers. Locker rooms under the stands.
Training Center (Part of Central Office)	12,000	--	Indoor training, office administration, sports medicine facility, and office space.

Use	Size (sq. ft.)	Seating Capacity	Accommodations
Central Office	130,000	--	Two conference rooms, meeting rooms, lecture hall (500), team rooms and offices, weight room, team locker rooms, staff locker room, office space (for coaches, CEO's, the facility marketing/scheduling director, and staff), television studio, film laboratory and library, general library and tutorial area, sports apparel store, administration offices, maintenance crew offices, professional office space for lease (three for sports magazine etc., small-300 to 400 sq. ft.).
Medical Clinic	112,000	--	Sports medical clinic and physical therapy including weight training and exercise programs, pre-participation physicals, nutritional education and physical therapy, and public urgent care facility for site-generated acute injuries. Orthopedic surgery center. Cardiac care and rehabilitation (30% use of dorms and hotel). Imaging center. A group of medical offices would house physicians specializing in sports medicine and orthopedic surgery. 29 doctors located at facility.
Aquatic Center	20,000	2,000 (+ football field seating)	50-meter Olympic sized outdoor lap pool with a minimum of 8 lanes, a 50' x 100' outdoor diving and water polo pool, bleachers, and below-bleacher storage of the pool pump system, supplies, and maintenance equipment. Locker rooms under bleachers.
Basketball/ Volleyball Facilities	250,000	High school venue size for one court	25 regulation basketball/volleyball courts. To be used primarily for training, as main event games would be held in the Field House. Two story. Possible seating at one court.
Dormitory	60,000	200 four-person rooms and 10 to 15 double occupancy staff rooms	Dormitory rooms, bathing and restroom facilities shared by blocks of dorm rooms in a centralized location on each floor, kitchen and dining area (cafeteria), four classrooms/meeting rooms, recreation room, library, and adjacent outdoor tennis and basketball facilities.
Softball Complex	65 acres	--	19 lighted fields, concession stands, two gated complex entrance gates, two-story restaurant/concession stand (3,000 sq. ft.), arcade (500 sq. ft), and playground.
Soccer Fields Central Facility: Restroom Concessions Maintenance	135 acres 1,800 1,800 2,400	4,000 in stadium	40 fields (8 of which are night lighted and 1 stadium), 3 concession stands, restrooms, maintenance facilities, picnic area, and lighted soccer stadium containing field, bleachers, concessions, restrooms, storage, and maintenance facilities. The California Youth Soccer Association (CYSA) will manage the soccer fields.
Baseball Fields	17 acres	1,500 in stadium	4 night lighted fields (including 1 stadium field), outdoor batting cages, concession stand with restrooms and maintenance facility (1,000 sq. ft). Possible little league field.
Hard Court Tennis Facility	25,000	--	7 basketball courts including one main court with grandstand facilities, and 9 tennis courts.

Use	Size (sq. ft.)	Seating Capacity	Accommodations
Maintenance Yard	10,000		Storage and repair (off-site) for maintenance equipment such as tractors, mowers, trucks, etc. No fuel storage.
Retail Shopping Center	48,000	--	Retail sales of clothing, sporting goods and equipment, a food court with six different types of eateries, and an open courtyard dining area.
Hotel	120,000		600 double occupancy rooms, meeting and conference rooms, restaurant with banquet facilities and cocktail lounge, pool, tennis courts, and parking.
Ice Rink	65,000 (two levels)	1,500	Two full size hockey rinks, restroom (lockers) facilities, and concession stand.
RV Park	20 acres	100 hookups	Camping recreational vehicle area with pull-through stalls/campsites, picnic tables, electrical, water and sewer hookups and related facilities for 100 RVs, tent space, restrooms, fresh water, RV dumping station, manager's office with RV supplies.
Parking	32+ acres	4,000+ parking spaces	Soccer Complex - 2,200 spaces (18 acres) Hotel, Shops, Ice Rink - 1,500 (13 acres) Baseball Fields - 210 spaces (2.3 acres) Soccer Stadium & Field House - 580 spaces (6.6 acres) Softball Complex - (12.7 acres) Note: some of these areas overlap

Sewer lines, water lines, and storm drainage would be installed throughout the complex as well as necessary communication and electrical/gas line hookups. Sewer lines would connect to the existing line that bisects the project site and leads to the White Slough Water Pollution Control Facility. It is proposed that domestic water for non-irrigation purposes would be developed onsite with construction of a new well, water storage tank, booster pumps, and distribution lines. Storm water would be collected onsite and retained in depressed landscape areas throughout the project site. The Complex would be graded to direct runoff to the depressions. The soccer fields near the southwest corner of the project will also be depressed (one to two feet) for storm water detention. By incorporating the retention areas into the landscape, the need for storm drain basins is eliminated. Only a small percentage of the project will have hardscape surface areas that would result in increased runoff. The storm water drainage system will be able to accommodate a 100-year storm and will be in accordance with City design standards.

FIGURE 3-3 - PROJECT FACILITIES

Backside of figure

Water Pollution Control Facility Improvements would occur so that the recycled water will comply with Title 22. Improvements to the White Slough Water Pollution Control Facility will accommodate the treatment of approximately 2.5 million gallons per day of the existing secondary effluent stream. The treatment processes will involve pumping, chemical flocculation, filtration, disinfection, and storage of recycled water for distribution. A pump station will draw secondary effluent from the existing chlorine flash structure and will pump it directly to filters in a 12-inch pipeline. Prior to filtration the effluent will be mixed with alum and/or polymer and delivered to four flocculation tanks to detain and mix the wastewater. Once held in the flocculation tanks, the wastewater will go through a set of four pulsed-bed rapid sand filters and then be directed to a chlorine contact tank for disinfection. The water will then be sent to a 1.5 million gallon storage tank which will be augmented with an existing well pump and new slough pump only in emergencies. Water will be delivered to the complex via a distribution pump system station and a 16-inch distribution main. Water quality will be monitored as required by Title 22. Water distributed through this process will be used solely for irrigation and fire control purposes and possibly as gray water for restroom toilets. Potable water for project facilities will come from a well or wells on the Project site.

Best Management Practices

The project includes five best management practices (BMPs) that ensure the integrity of the water quality. These BMPs include:

Water Quality/Hydrology Project Measure 1 – Restrict Surface and Subsurface Irrigation Water Runoff

Water Quality /Hydrology Project Measure 1 insured that irrigation water will be confined to the project area and no runoff to surface waters will occur. Based upon irrigation data from White Slough, it is estimated that approximately 2.4 MGD of reclaimed and industrial waste water are applied to 350 acres of the project site, and approximately 0.45 MGD of groundwater (where the farmer does not use industrial or reclaimed effluent) is applied to 50 acres are now being applied in the Project area and that under Project conditions approximately 2.4 MGD of tertiary treated water will be applied, a reduction of 0.45 MGD. The rate of application of irrigation water will not increase over existing conditions.

Assuming a runoff coefficient (C) of 0.1 (Lindberg, 2000) for alfalfa, corn and pasture, and an infiltration value of 0.033 (based on the current application rates), the runoff from the site's current conditions is approximately 2.6 acre-ft/day. Using a runoff coefficient (C) of 0.15 (Lindberg, 2000) for turf, and an infiltration value of 0.011 (based on CIMIS data for Lodi), the runoff from the proposed condition will be approximately 0.275 acre-ft/day. Therefore, runoff from application of irrigation water will not increase over existing conditions.

Water Quality/Hydrology Project Measure 2 - Agrochemical and Fertilizer Best Management Practices

A Pesticide and Fertilizer Management Program will be developed to incorporate State Water Resources Control Board Technical Advisory Committee management recommendations for Irrigated Agriculture and Pesticides to minimize offsite movement of pesticides. These include, but are not limited to, the following:

- Control pollutants at their source through the verification of the need and amount of pesticides and fertilizer through soil and plant tissue testing, utilization of Integrated Pest Management procedures, utilization of the least toxic, least soluble, least persistent agrochemical, and careful evaluation and application of the lowest amount of agrochemical that will achieve the management goal.

- Reduce the mobilization of pollutants through control of soil erosion, irrigation runoff, and subflow.

- Utilize, dilute, detoxify, or dispose of excess pollutants correctly through proper handling (mixing and storage) and disposal practices.

Water Quality/Hydrology Project Measure 3 - Storm Water Detention

Water Quality/Hydrology Project Measure 3- Storm Water Detention insures that drainage from stormwater will not increase above current conditions.

The City recommends that storm drainage facilities be designed for a storm return frequency of once in one hundred (100) years. Runoff volumes are computed, using the Rational Formula, as the product of runoff coefficient, rainfall depth and contributing area (Q=CiA). Calculations assume that the site is not saturated from previous rainfall. The site is currently farmed with alfala, corn, and pasture; a runoff coefficient (C) of 0.1 is assumed (Lindberg, 2000). The proposed project will be turf; a run off coefficient of 0.15 is assumed for non-hardscape surfaces. A hundred year storm of 3.6 inches (0.3 feet) has been used. The total project site area is 400 acre. The total coverage of hard surface areas (run off coefficient of 0.95) is approximately 150 acres.

Based upon the above factors and assumptions, the existing runoff from the site during the 100-year storm is approximately 20 acre-ft. The runoff from the same storm for the developed project site will be 74 acre-ft. Retention of runoff from the newly created impervious surfaces and irrigation on City-owned property will be in the vicinity of the project site. It is estimated that retention on City-owned property will require use of approximately 54 acres.

Although the amount of newly generated runoff is small in comparison to the size of the parcel, provisions will be made as part of the project to assure that it will have an insignificant effect on surface waters. A grading and drainage plan prepared by properly licensed personnel and implemented in conjunction with the project will assure that surface waters and properties in the vicinity are not adversely affected.

Water Quality/Hydrology Project Measure 4 - Storm Water Pollution Prevention Plan

Best management practices during the construction phase of the project as specified in the Project Storm Water Pollution Prevention Plan (Water Quality/Hydrology Project Measure 4) will prevent erosion. A grading and drainage plan, in conjunction with other project plans and specifications, shall be prepared and submitted for approval by the City Engineer. Compliance with erosion control measures in Chapter 70 of the UBC during construction is required and the City Water/Wastewater Superintendent will provide monitoring. When developed, all areas of the project site will be landscaped or covered with structures or pavement.

Water Quality/Hydrology Project Measure 5 - Wastewater Discharge Permit Compliance

Water Quality/Hydrology Project Measure 5 will insure that the use of wastewater will meet the reclamation specifications provided for in the Discharge Permit and meet Title 22, Division 4 Reclamation Requirements for unrestricted irrigation as the irrigation water source.

The City currently irrigates animal feed crops on its own land surrounding then treatment plant using a mixture of non-disinfected secondary effluent, digested biosolids, and industrial wastewater. The current discharge requirements for irrigation reuse of effluent also contain other operational restrictions derived from Title 22, Division 4 Reclamation requirements or Department of Health Services guidelines. Biosolids disposal and reuse practices are required to conform with Section 405(d) of the Federal Clean Water Act. In addition, total nitrogen loading rates are not allowed to exceed crop uptake and denitrification rates in order to protect groundwater quality. Industrial water has no specific effluent quality requirements, with the exception of the prevention of odors and groundwater impacts.

The project will call for treated effluent meeting Title 22, Division 4 Reclamation Requirements for unrestricted irrigation as the irrigation water source for the fields. These requirements shown below generally reflect standard Reclamation Requirements from Title 22, Division 4 of the Water Code. New tertiary filtration treatment facilities at the treatment plant would be required to satisfy these requirements.

Parameter	Units	Anticipated
BOD	mg/L	10
TSS	mg/L	10
Turbidity	NTU	2
Coliform	MPN/100 mL	2.2 filtered
Ammonia + Nitrate	Lbs/ac/yr	Agronomic use

Unrestricted irrigation reuse of municipal effluent for the proposed sports complex or other uses will require tertiary filtration and enhanced disinfection. Filtration alternatives are:

1 Sand filters
2 Membrane filters
3 Synthetic compressible medium (fuzzy) filters

Disinfection alternatives include:

4 Gas chlorination
5 Liquid chlorination (hypochlorite)
6 Ultraviolet disinfection

Implementation of these BMPs as part of the project mitigates water conflicts created through future operations. Additional mitigation measures may be recommended to address site specific impacts. Implementation of these BMPs as part of the project also ensures that they are planned and will be adopted and implemented.

PROJECT ALTERNATIVES

Alternative 1 - No Project

The No Project alternative would maintain current land uses as the project would not be constructed. This alternative assumes that the project site would continue to be leased for agricultural operations and would be used in the same or similar manner as it is presently used. This alternative assumes that current recreational areas in the City and surrounding communities are adequate to accommodate the region's recreational needs. This alternative does not support the generation of revenues that would benefit the City's tax structure and overall increase in economic activity resulting from additional visitors to the area. Future development of the parcel with permissible uses would be feasible under this alternative.

Alternative 2 - Alternative Site

The Alternate Site alternative would result in the construction and operation of all of the Project components, but at a different location. The alternate site is located in Manteca as shown on Figure 3-3. The alternative site is northwest of the Airport Way/I-5 interchange. The bulk of the site is planned OP (office-professional) in the South Manteca General Plan Amendment 93-1 (1993), but opportunities exist to move the site into adjacent property planned Public/Quasi Public Reserve in order to distance the facility from nearby very low density residential. In addition, many of the facilities could be located away from sensitive receptors to reduce noise impacts. The layout of the facilities at this site would be different from the layout of the Project site. The Manteca site is in a primarily rural area. The site has been farmed in the past, it is not protected farmland under Williamson Act or City farmland preservation zoning. Since the site is bound by Airport Way, State Route 120, and Yosemite Avenue, access to the site is available through a number of options. Its proximity to I-5 and location outside of the heavily developed

areas of Manteca help circulation and access to the site. Manteca's wastewater treatment plant is located directly north of the parcel. Since the facility is adjacent to the project site, reclaimed water may be used to irrigate the project fields.

Alternative 3 - Sports Use Only

The Sports Use Only alternative would reduce the size and capacity of the project by eliminating the dormitory, hotel, restaurant, RV park, and retail facilities. Only the athletic facilities and associated structures such as restrooms and concession stands would be developed on the site.

One subalternative may be considered as part of the Project or Sports Use Only alternative. The subalternative would realign Thornton Road with State Route 12 to improve circulation and access to the site. The subalternative would not result in changes to land use impacts or economic factors, it could beneficially impact traffic and circulation around the facility.

CUMULATIVE PROJECTS

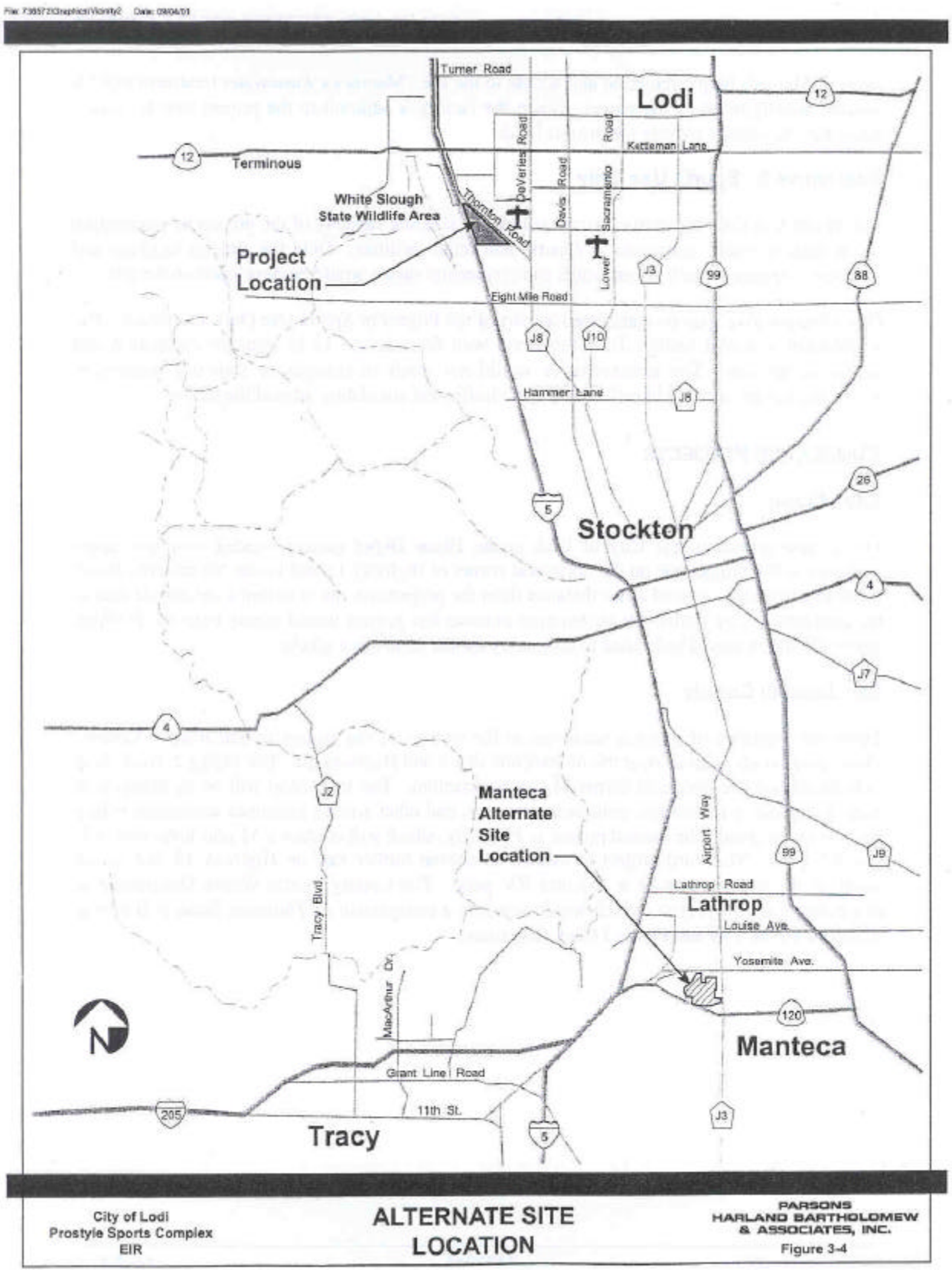
City of Lodi

The closest project in the City of Lodi is the Home Depot project located over five miles northeast of the project site on the northwest corner of Highway 12 and Lower Sacramento Road. Since this project is located a fair distance from the project site and is within a developed area in the contiguous City limits, the cumulative impacts this project would create with the ProStyle Sports Complex would be limited to air quality for the region as a whole.

San Joaquin County

There are a number of projects occurring in the vicinity of the project in San Joaquin County. Three projects are located near the intersection of I-5 and Highway 12. The Flying J Truck Stop is proposed for the northeast corner of this intersection. The truck stop will be equipped with fueling stations, a restaurant, restrooms, rest area, and other similar amenities associated with a truck stop/rest area. The second project is Flag City, which will contain a 51-unit hotel and 181-unit RV park. The third project is located somewhat further east on Highway 12 and would result in the construction of a 157-unit RV park. The County Public Works Department is processing a fourth project, which would result in a realignment of Thornton Road at Highway 12 near the Flag City and Flying J truck stop areas.

FIGURE 3-4 - ALTERNATIVE SITE LOCATION



REQUIRED PERMITS AND APPROVALS

If the City approves the project allowing development and operation of the sports facilities, subsequent permits, approvals, and actions are necessary prior to construction. The City of Lodi has zoned the project site for public facilities. Therefore, the project would conflict with the land use designation, as hotels and retail centers (commercial uses) are proposed. Because there is a land use designation conflict, a zoning change is required.

The following actions or entitlements are required prior to project development:

- San Joaquin County Public Works Department Encroachment Permits;
- City of Lodi Building Permits;
- San Joaquin County Environmental Health Division Well Construction Permit; and
- Central Valley Regional Water Quality Control Board
- California Department of Health Services;
- San Joaquin County Public Health Services
- City of Lodi Fire Department
- Delta Fire Protection District
- Woodbridge Fire Protection District.